

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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December 14, 2004

Name deleted, Esq.
address
city & state

Your client: **Mr. Name Deleted**
address
City & State

Your File #

At the request of **Name deleted, Esq.**, a limited visual inspection of recently poured concrete at the **name deleted** residence located at **Beres deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on December 06, 2004. The inspector was Jim Jagger. **Name deleted** was present at the time of the inspection.

Mr. name deleted expressed concern re: recently installed concrete patio at rear of residence and front service walk (the walk between the driveway and the front porch.)

Temperature at the time of the inspection was in the mid 40⁰'s. Skies were cloudy. A light rain had fallen during the night. Concrete pavement was damp in some locations.

Please assume that the residence faces North.



Notes + Observations-

1) Name deleted had expressed concern that concrete patio was incorrectly sloped and that rain water was flowing toward the residence.

Inspector tested the slope of the patio by running water from a garden hose on to the surface of referenced patio. Water drained away from the residence. Slope of patio was deemed satisfactory.

2) Name deleted expressed concern that contractor did not fill in the voids which were left along the edge of the concrete when the forms (wooden boards or steel strips used to shape the concrete) were removed.

Please note that unless otherwise stated in contract, cement contractors customarily do not fill the voids which remain when concrete forms are removed. No mention was made re: repair of landscaping in contract dated 8/05/04 between name deleted and Name Deleted Construction. Such repairs are commonly viewed as the responsibility of the consumer or the consumer's landscaper.

3) Name deleted expressed concern that the cement contractor's construction vehicles had unnecessarily damaged the lawn on the side of his residence.

Inspector noted minimal tire ruts in the lawn on the side of the residence. Although unfortunate and seemingly avoidable, these ruts can be filled (with topsoil) and seeded when voids along the edge of the concrete are filled and seeded.

4) Broom finish (a texture on surface of concrete which results from dragging a broom over wet concrete) meets minimal standards of acceptability. The surface texture is coarse. The usual and expected *fibermesh* (strengthening fibers mixed into concrete) is visible on surface of concrete. Although only time will tell, the surface of Name deleted concrete appears to be durable.

Misc. low-level tripping hazards (1/2" or less) in service walk or in asphalt at intersection of service walk and driveway can easily be removed with a simple hand chisel and hammer.

5) Intersection of concrete patio and rear wall of residence lacks an expansion joint (an asphalt impregnated strip designed to provide a cushioning effect between the horizontal and vertical surfaces). In this particular application, absence of an expansion joint does not appear to significantly affect the concrete patio.

6) The crack control joints (sawn grooves in concrete which are designed to create a weakened zone which helps regulate the location of fracturing caused by dimensional changes in the concrete - crack control joints function in much the same manner as perforations in paper towels) were marginal. Although functional, the joints were slightly wavy.

Summary -

Installation of ~~name deleted~~ concrete was deemed truly average. Overall condition and appearance of concrete was deemed marginal.

Please note that latent or concealed deficiencies may exist. Only non-destructive testing was conducted. Portions of the mechanical and structural systems were not able to be fully examined. This inspection is not intended to be nor is it represented as technically exhaustive. This report is not intended to be nor is it represented as an Engineer's survey. We suggested consulting all local, state, federal or other regulatory agencies to determine if facilities are in compliance with appropriate regulations. This report does not constitute an offer to perform above suggested repairs. We do not perform contracting or repair work nor do we make referrals to those who do. Contractors set their own prices and prices among contractors vary widely. We suggest acquiring three (3) competing bids from qualified contractors before making final decisions

or hiring and/or employing contractors or tradespersons.

This report prepared and respectfully submitted by,

James Jagger
President

photos accompany this report



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